

Rec. P.O. Aug. 5, 1959

S. F. No. 455-11-55-5M. 43795.

COMMISSIONER OF PUBLIC LANDS
OLYMPIA, WASH.

John A. Kingbury
Port Orchard

INSPECTOR'S REPORT

Name of Grant HARBOR AREA County of KITSAP

front por. of
The Tracts 1 & 11 Suppl. Tract of Bayview Garden Tracts Sec. Town 24 N Range 1 E

TOPOGRAPHY

HARBOR AREA LEASE
Application No. H.A. 1783

wait for Attorney

Term 10 yrs
Rental 1st period 120 50
670

125
10
115

DISTANCE and DIRECTION from corporate limits of any incorporated city or town, navigable lake, stream or body of water.

DISTANCE.....

DIRECTION.....

BACKGROUND—COLORS

Use dark green to represent green timber; vermillion, burnt-over timber land; blue for water, with appropriate indications of swamp or marsh land; yellow, sand, or very poor soil suitable for grazing only, with appropriate indications of scab rock, etc., burnt sienna, flat tint, to represent land and soil suitable for growing crops and where actually cultivated, use the same color ruled with brown suggestive furrows.

Inspected September 23, 1959 John A. Kingbury Inspector.

Report written September 24, 1959 John A. Kingbury Inspector.

SOIL—Examine closely, and make soil tests by ten-acre tracts, and report fully as to the character of soil and sub-soil, surface conditions, kinds of crops or products the land will yield, with estimates or amounts per acre. Also whether the land requires irrigation and if so, whether water is available and how or by what method can water be applied.

How many acres agricultural?.....; pastoral?.....; scrub?.....

Can the land be irrigated?.....If so, state the source and condition of the water supply

What is the present market value of the land, exclusive of timber and improvements? (Answer by legal subdivisions and, if necessary by ten-acre tracts.)

NOTE: Improvements for the purpose of this report include fencing, diking, draining, ditching, houses, barns, shelters, wells, slashings, clearing, orchards, breaking, and everything that has changed the land from its natural state.

Describe all improvements in detail, and state the value of each item separately:

(Read questions carefully before commencing to answer. Full, correct and complete answers to all questions must be made.)

On what government forty-acre tracts are the improvements situated? (Answer by items).....

When were the improvements made and by whom? (Answer fully as to each item).....

Who is the owner of the several items of improvement? (Answer fully as to each item, giving P. O. address of owner).....

Name of nearest railroad and distance therefrom.....miles

Nearest river or water course and how far distant.....miles

Nearest shipping point.....miles

If there is timber on the land, what is its extent, character and value?.....

(Report fully any indications of the presence of minerals, including coal; also building stone, lime stone, etc.)

Value of stone on land, \$.....; kind, quality and extent.....

Present rental value:

Agricultural land, \$.....per acre per annum.

Grazing land, \$.....per acre per annum.

What are the number of acres of tillable and arable land....., and on what government 40-acre tracts situated?..... Show in topography.....

What are the number of acres of grazing land....., and on what government 40-acre tract situated?

What are the number of acres of natural hay land....., and on what government 40-acre tract situated?

Is any person occupying said land? If so, who?.....

P. O. address....., what portion?.....

and how long has he occupied same?.....and under what claim?.....

Can payment for use and occupancy be collected if the land is being used without authority?.....

How many acres are under cultivation?.....

How many acres are being used as grazing lands?.....

What is being raised on the land?.....

What is the.....annual yield per acre?.....

Market price at nearest shipping point?.....

Does the land contain stock water?.....

NOTE: Do not omit information reasonably called for by the brief headings, or questions printed herein. Be sure and insert all information, even though you may think it unimportant. Write fully and specifically.

NOTE: INSPECTOR READ AND REMEMBER—Answer every question fully, or if it does not apply to the case check it, thus indicating it has not been overlooked. If you do not find sufficient space following question, number question and complete answer under "General Report." Inspector, remember you do not appraise values. You merely furnish information that will enable the Department to determine values.

GENERAL REMARKS

This area was inspected at 3:00 PM on September 23, 1959 by John Kingsbury and Don Morris. (b) (6) was contacted and showed the desired area to us.

Western Gas Company has discontinued the production of gas on the site, so no longer need the harbor area lease. (b) (6) is negotiating to purchase the portion of the gas companies uplands that are immediately adjacent to the meander line and has already purchased the uplands owned by (b) (6)

We contacted (b) (6) (now (b) (6) Bremerton, Wash.) and although she has sold her uplands to (b) (6), and although the Gas Company has cancelled the lease, she feels that her sublease should still run until Nov. 25, 1960. She also states that she leased the land (subleased?) from the state and that the Gas Company then forfeited all interest in it, it has been and is listed under her name on the tax rolls and that she has been paying the taxes on it. She states that she will have her attorney check on it within the next ten days.

Any additional information this office can secure will be forwarded immediately.

All other data in the application was found to be correct, except that Mr.

(b) (6) has not yet completed negotiations to purchase the Western Gas Co. property.

Since the applicant is now the Richfield Oil Co. distributor and desires the lease to enable him to install a new Bulk Plant, we recommend that this lease be granted.

RECEIVED
SEP 24 1959

COMMISSIONER OF PUBLIC LAND